



RM ZONING STUDY

Presentation to the Comprehensive &
Neighborhood Planning Committee
June 24, 2020

Today's Presentation

- Corrections
- RM districts: maps & photos
- Proposed revisions in response to public testimony (selected)

CORRECTIONS



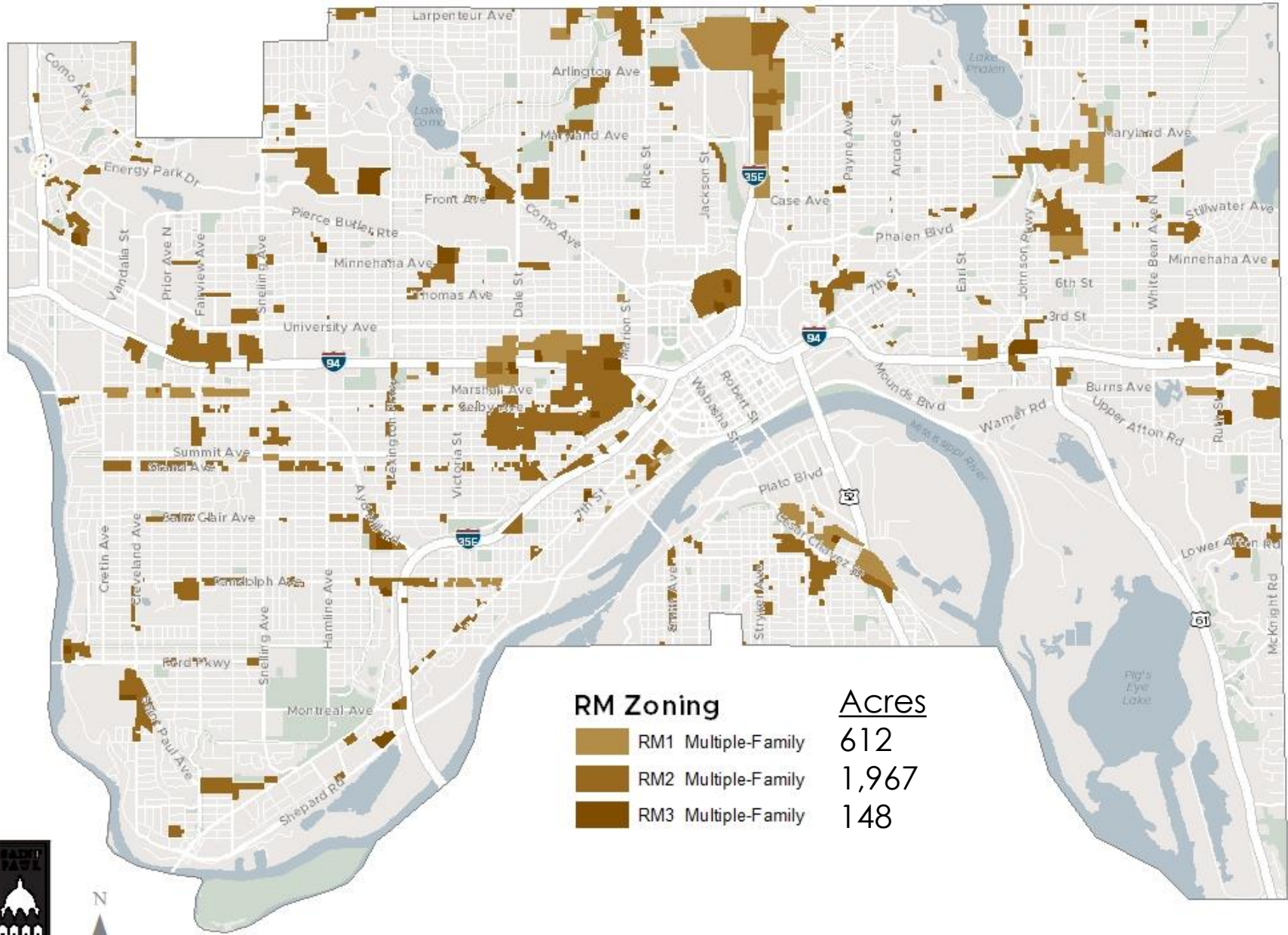
Corrections:

- Annotated Proposed Code Amendments document:
 - *Footnote “i” was improperly shown as applying to RM3’s height (should only be applied to RM1 and RM2)*
 - *Comment “BD7” was improperly tied to Footnote “j” (should apply to Footnote “i”)*

RM DISTRICTS

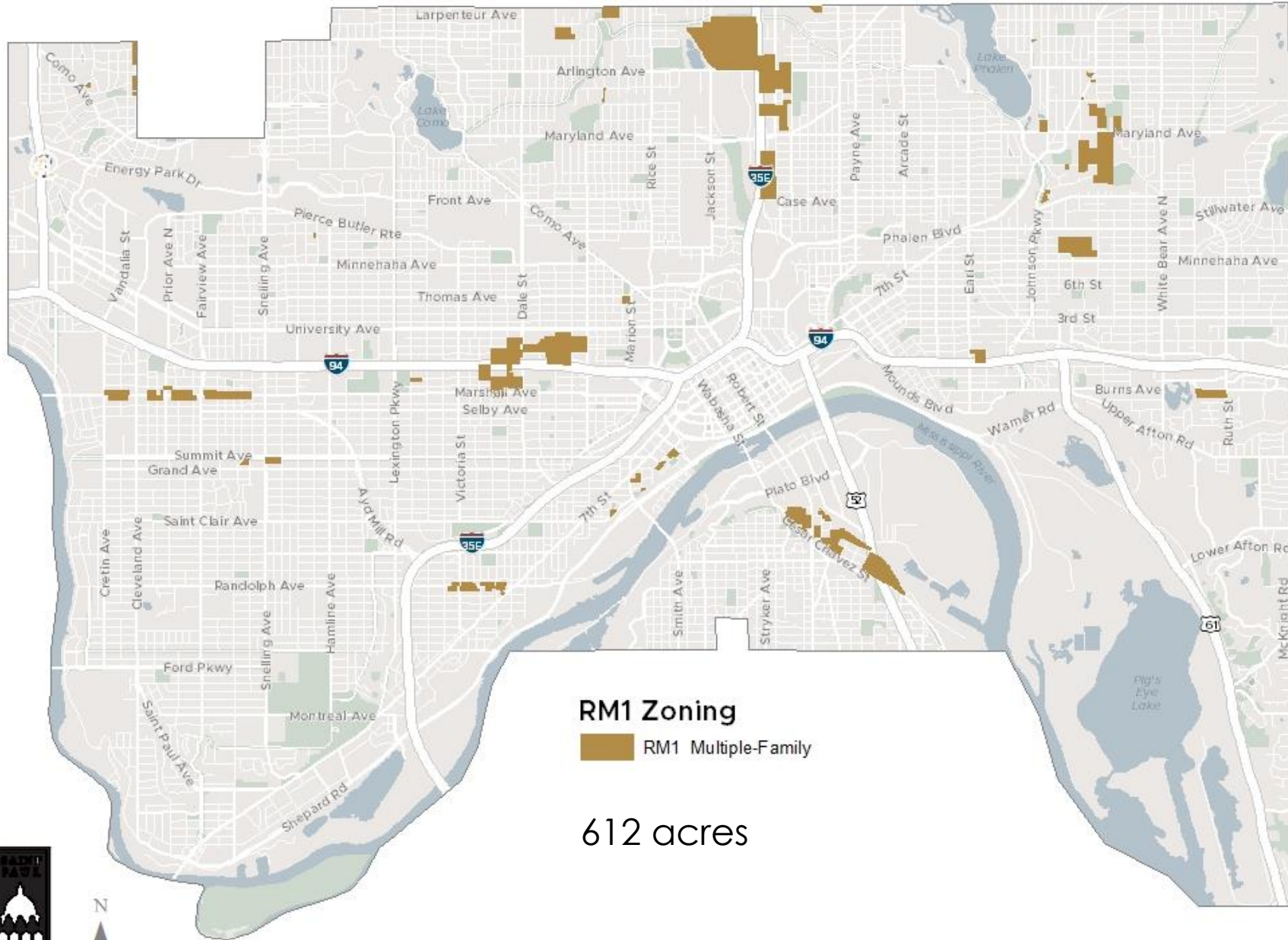
Maps & Photos





RM Zoning	Acres
RM1 Multiple-Family	612
RM2 Multiple-Family	1,967
RM3 Multiple-Family	148

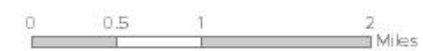


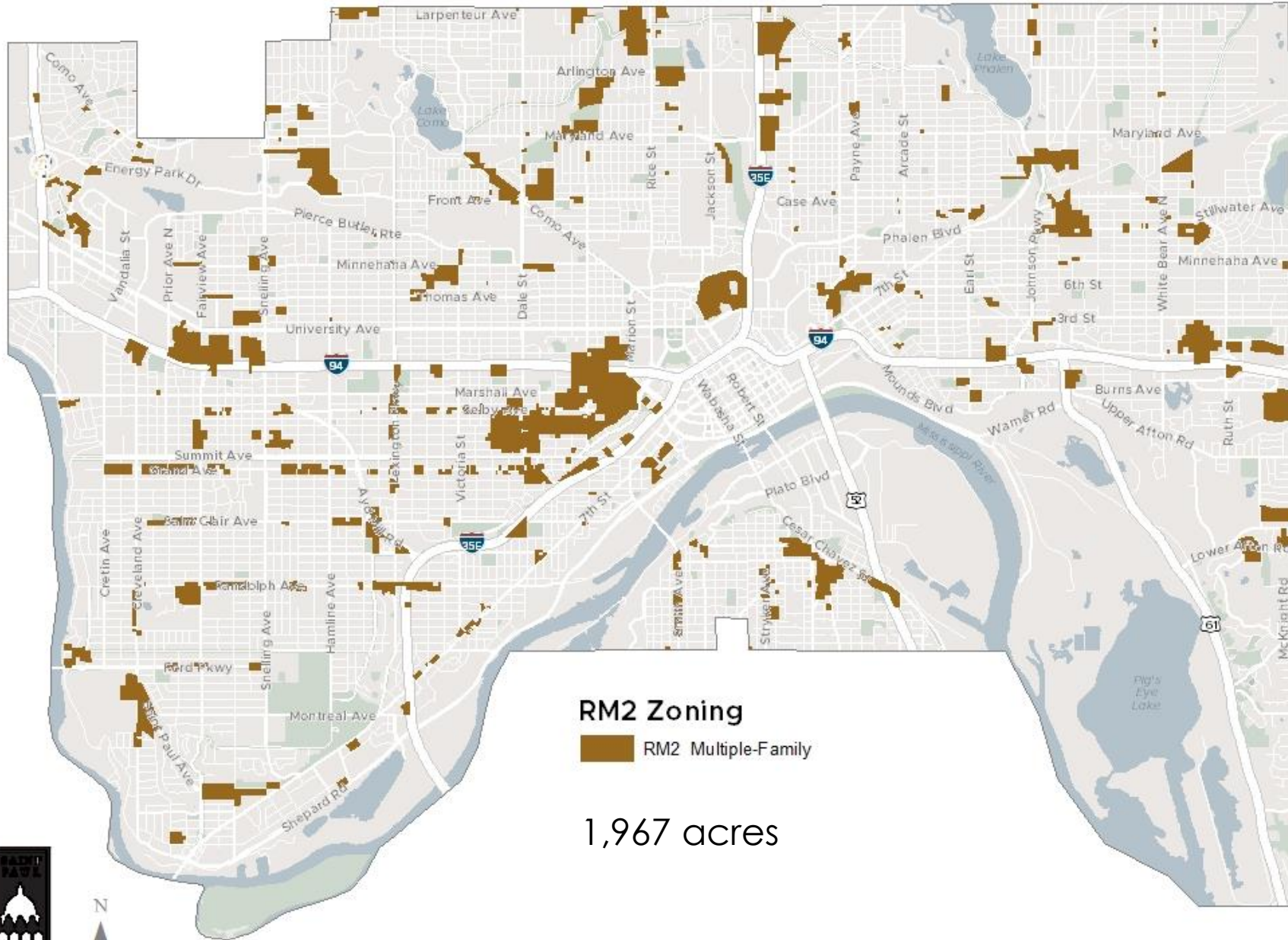


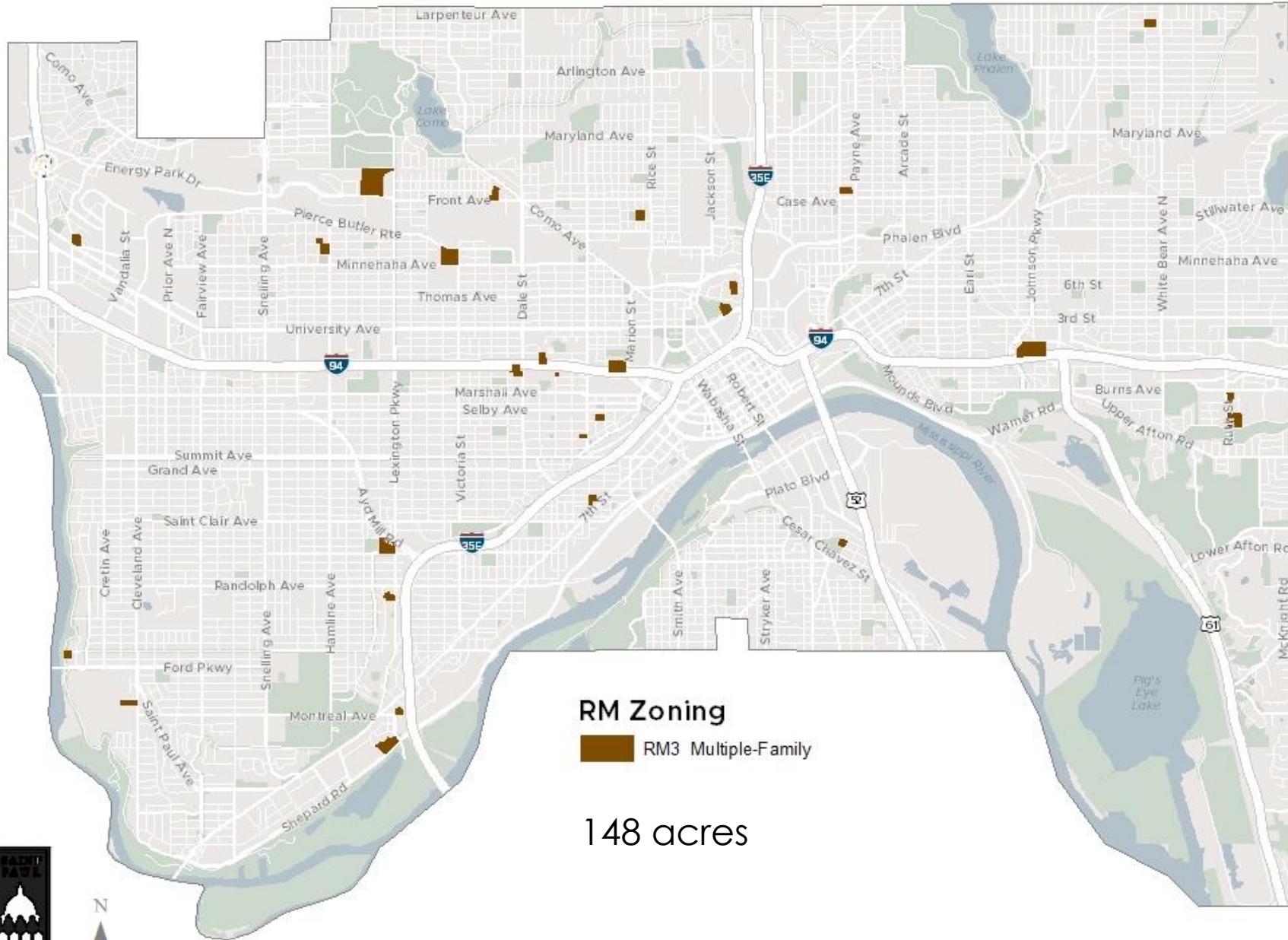
RM1 Zoning

 RM1 Multiple-Family


612 acres



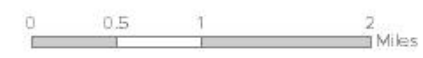


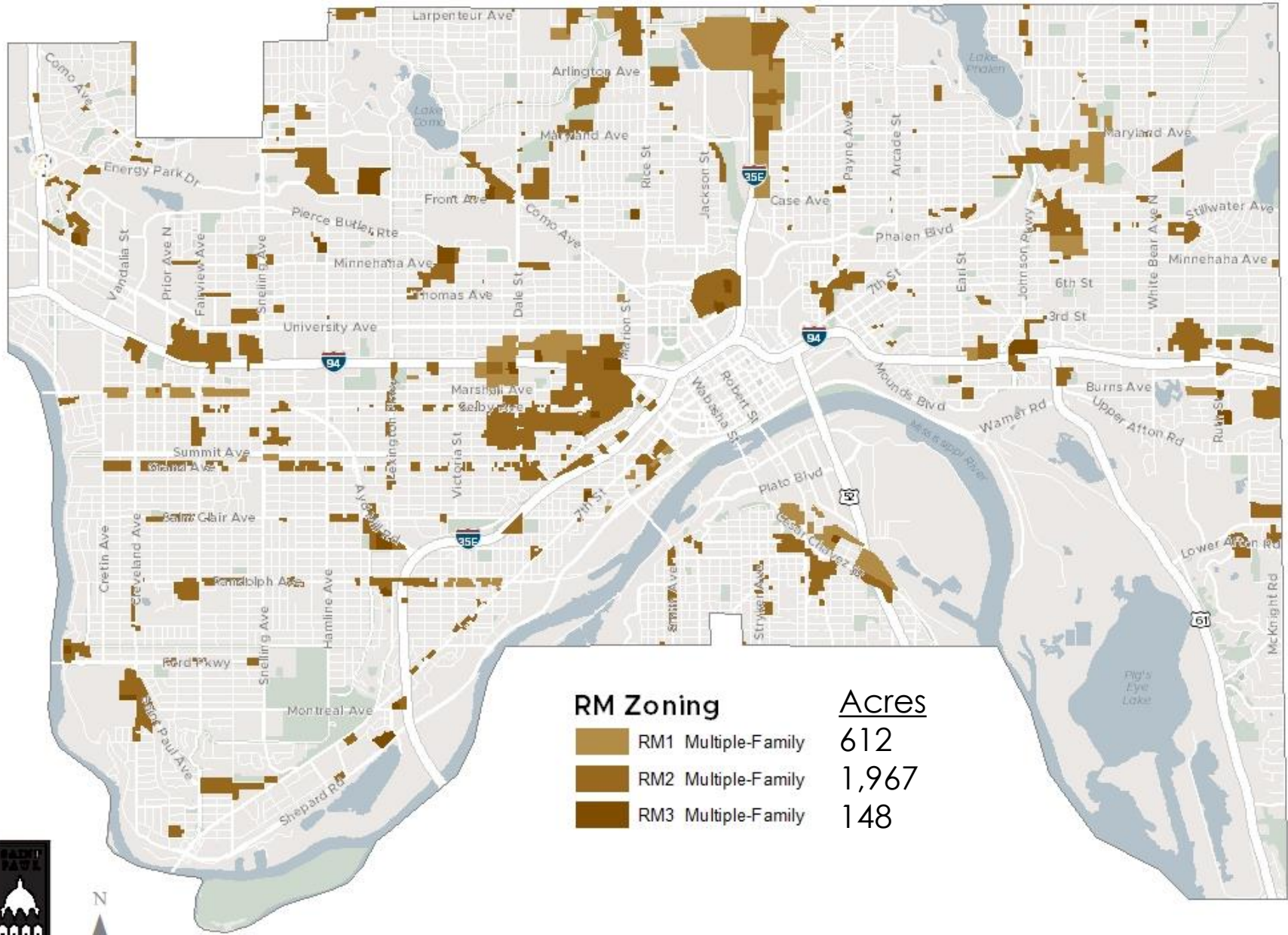


RM Zoning

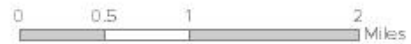
 RM3 Multiple-Family

148 acres





RM Zoning	Acres
RM1 Multiple-Family	612
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RM3 Multiple-Family	148



PROPOSED REVISIONS
IN RESPONSE TO PUBLIC
TESTIMONY



Lower Max Heights/Smaller Setbacks

- Shorter buildings are proposed by Summit Hill Association to better fit with surrounding building heights and neighborhood form
- Smaller side yard setbacks are proposed by development interests and Summit Hill Association to improve developability of narrow lots
 - *Also reflects common existing pattern of older buildings*
- Smaller rear yard setbacks can combine with smaller side yard setbacks to offset the density limitations of shorter buildings
- Height limitations have a greater impact on constraining realistic density on larger sites
- Taller heights are more jarring to neighborhood context on narrower sites and mid-block

Lower Max Heights/Smaller Setbacks

- Staff proposes reducing the max heights:
 - *In RM1, from 40' to 35' for narrow, mid-block lots*
 - 40' on wider lots and corner lots, with CUP potential of 45'
 - *In RM2, from 50' to 35' for narrow, mid-block lots*
 - 45' for wider lots and corner lots, with CUP potential of 75'
- Attempts to balance neighborhood character concerns with need to add density
 - *Does not fully satisfy neighborhood character concerns*
 - *Other options like splitting RM2 into two zoning districts (one for larger campuses, with greater heights, and one for corridors, with shorter heights) would better address neighborhood character concerns, but would greatly restrict development in the city's southwestern portion where RM2 is largely along corridors*
- 1769 Grand Ave. (recent variance case in RM2 with 5 stories on a narrow lot) would not be permitted
- Historic preservation regulations still in-force

Recent examples

1975 Marshall



Requires a CUP for height under proposal

- Eligible due to corner lot *and* lot width
- Alternatively, could reduce height by 5' to avoid CUP (from 50' to 45')

1769 Grand



view from Grand

Not allowed under proposal

- Too tall for a 50'-wide lot, mid-block
- Side yard setbacks and minimum lot size issues resolved, however

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1769 Grand



Not allowed under proposal

- Too tall for a 50'-wide lot, mid-block
- Side yard setbacks and minimum lot size issues resolved, however

Recent examples

1174 Grand



Almost allowed under proposal

- Height would need to be reduced by 1' (from 36' to 35')
- Side yard setbacks and max lot coverage issues resolved, however

246 Snelling (zoned T3/T2)



Not allowed in RM2 under proposal

- FAR of 2.98 is too high, even though height could be allowed with CUP

Could be allowed in RM3, with changes

- Setbacks would need to be increased (by ~5' to south, by ~12' to east) for height over 50' (is up to 68'-4")

Recent examples

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BONUS SLIDES



Examples

1. Hazel Street RM2 (near Gold Line BRT station)
2. Dewey Street RM2 (near Fairview Green Line LRT station)
3. Beacon Avenue RM2 (near Fairview Green Line LRT station)
4. Randolph Ave RM2
5. Grand Avenue RM2

478 & 480 Hazel St. N

5.07 acres, zoned RM2

2 blocks north of planned BRT station

2 existing buildings with 118 1-3 BR units

New 3-story, 19-unit building under RM2



478 & 480 Hazel St. N

5.07 acres, zoned RM2

2 blocks north of planned BRT station

2 existing buildings with 118 1-3 BR units

Why not under RM2? Minimum parking.

New 3-story, 39-unit building under T2



400 Dewey Street

0.83 acres, zoned RM2

3 blocks south of Fairview LRT station

2 ½-story building has 35 studio-2 BR units

No new units plausible under RM2



400 Dewey Street

0.83 acres, zoned RM2

3 blocks south of Fairview LRT station

2 ½-story building has 35 studio-2 BR units

Why not under RM2? Maximum density and minimum parking.

New 29-unit building with parking below under T2



432 & 442 Beacon Ave.

0.31 acres, zoned RM2

3 blocks southwest of Fairview LRT
station

Vacant lots

New 11-unit, 2-story building with structured
parking under RM2



432 & 442 Beacon Ave.

0.31 acres, zoned RM2

3 blocks southwest of Fairview LRT
station

Vacant lots

Why not under RM2? Maximum lot coverage,
and secondarily maximum density.

New 31-unit, 3-story building with structured
parking under T2



1729 Randolph Ave

0.12 acres, zoned RM2

2 ½ blocks west of A-Line

Contains a single-family home
(potential target for demolition)

Single-family converted to duplex under RM2



1729 Randolph Ave

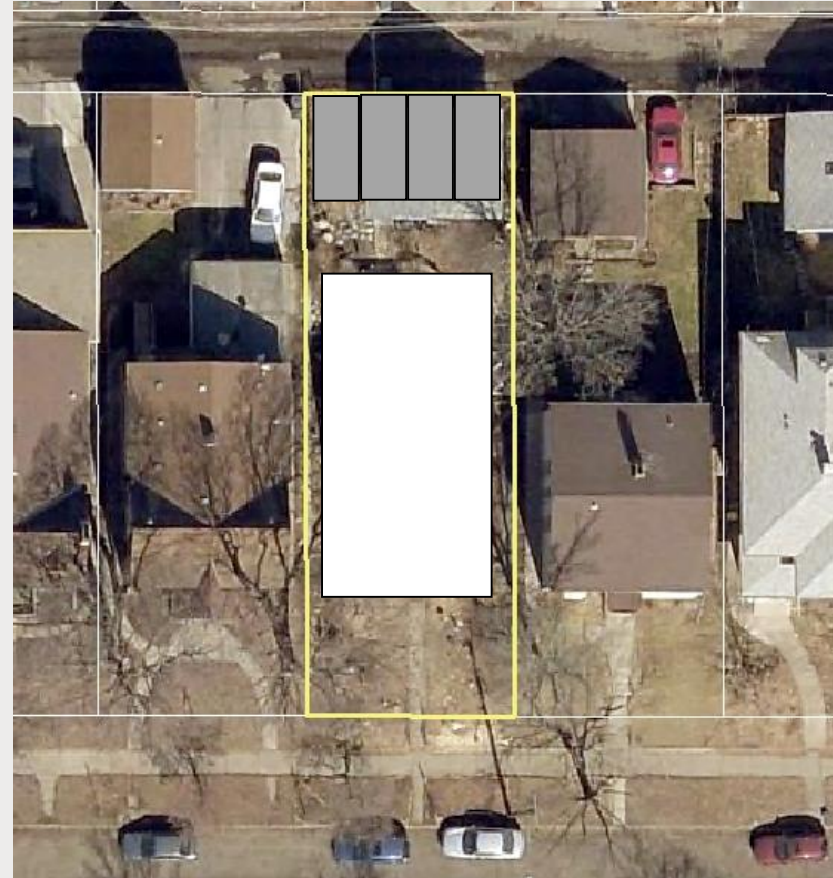
0.12 acres, zoned RM2

2 ½ blocks west of A-Line

Contains a single-family home
(potential target for demolition)

Why not under RM2? 9,000 s.f. minimum for 3+ units. Density, parking, and setbacks are secondary factors.

New 4-unit, 2-story apartment under T2



1016 & 1020 Grand Ave

0.28 acres, zoned RM2

Contains two single-family homes
(potential target for demolition and lot
combination)

In the East Grand Ave Overlay District

New 11-unit apartment under RM2, with parking below



1016 & 1020 Grand Ave

0.28 acres, zoned RM2

Contains two single-family homes
(potential target for demolition and lot
combination)

In the East Grand Ave Overlay District

Why not under RM2? Maximum density and
maximum lot coverage.

New 30-unit apartment under T2, with parking below



